

Wildomar Commerce Center- Building 4
Wildomar, CA

PROJECT SPECIFICATIONS

Building Footprint	92,872 square foot (180' deep x 498' long)
Total Building	87,872 S.F. Warehouse 5,000 S.F. Office 3,000 S.F. Mezzanine 95,872 S.F. Total
Site	316,954 net square feet (7.28 net acres).
Construction Type	Structure shall be concrete tilt-up. Construction type III-B.
Clearance Height	32' min. warehouse clearance height @ first column line along speedway throughout to the underside of the roof structure.
Column Spacing	Spacing to be 56' x 60' ,55' (typical) with 60' deep speed bays (varies see plan).
Slab on Grade	Slab on grade to be 6" thick unreinforced, 4,000 psi. Slab to have floor finish with an average of FF 50 and FL 35.
Roofing	Hybrid- Open web steel trusses, ½" OSB, 2" x 4" subpurlins and panelized roof structure; 20 yr NDL warranty which provides for 100% repair/replacement provided regular maintenance is performed by owner
Skylight	2% Skylights
Louvers	1 ACH. Fixed louvers with filters
Fire Protection	ESFR sprinkler system (K25, 40 psi) designed to meet current local fire code requirements.
Dock Doors	(23) - 9'x10' dock doors, 24 GA(sectional vertical lift, manually operated, and vision glass). Z-Guard track protectors on each door (2 per door). Electrical conduit and a junction box to be provided at each door.
Grade Level Doors	(4) 12'x14' grade level doors 24 GA (sectional vertical lift and manually operated). 6" concrete bollard protection at each door (2 per door).
Truck Court Depths	South truck court 135'
Parking	151 Auto, 23 Trailer
Landscape	Landscape installation complies with City of Wildomar standards and is designed as drought tolerant.
Site Paving	6.5" concrete paving throughout site.
Painting	Two coats of exterior paint, one coat of interior paint, and interior columns painted yellow (to 12' above finished floor & white to bottom of roof). Exterior metal to be painted.
Electrical Service	2,000 amp building service (480/277 volt, 3-phase). 4,000 underground pull section (UGPS). Emergency lighting at each man door exit.